

MEETING MINUTES
Town of Acton
Community Preservation Committee
January 20, 2011
Acton Memorial Library

Attending: Walter Foster, Andy Magee, Susan Mitchell-Hardt, Ken Sghia-Hughes, Janet Adachi, Tory Beyer, Corrina Roman-Kreuze, Roland Bourdon, Doré Hunter, Betsy Mercier, Peter Ashton

Also present: Roland Bartl - Acton Planning Department, Steve Noone - Finance Committee observer

The meeting was called to order at 7:38PM. Walter announced that Glenn Berger was unable to attend this evening – his appointment will need to be re-scheduled.

CPC Presentation:

1. Appointment: Dana Kintigh Acton Historical Society: Re-roofing, window restoration, and siding repair at the Jonathan & Simon Hosmer House. Amount Requested: \$62,095.00

Dana Kintigh of the Acton Historical Society presented this proposal to the committee. The proposed work consists of three parts:

Part 1: Proposes to restore and rehabilitate windows, doors and portions of architectural trim on both parts of the Hosmer House. This includes selective replacement of 25 windows; restoration of 5 exterior doors; restoration/replacement of approximately 50 feet of rotted water table (sill board) trim.

Part 2: Proposes replacement of the asphalt and wood-shingle roof, and rehabilitation of nine windows of the barn (which serves as museum display space). Replacement of lower 12 inches of wood siding on Mowry Storage Shed.

Part 3: Replacement of the asphalt-shingle roof of the Jenks Library building.

Keeping the building envelopes – walls, windows, roofs, etc. – in weather tight condition is necessary to the preservation of these historic buildings – and the historic artifacts and archival records kept in these buildings.

Andy is liaison for this project - commented that asphalt roof is allowed under standards as it will protect the building.

Peter asked if they will be asking for more money and made reference to a CPC meeting in fall 2010. Dana replied that they would not be in time for this funding cycle. Peter asked if overhead and profit referenced in document is contingency and is it adequate?

Tory – what do you do if you find more damage? Dana feels comfortable with contractor. He felt that the contractor did a thorough job and does not believe there is more damage.

Roland Bartl thinks that the overhead and profit does not represent contingency.

Doré feels this is an appropriate use of CPA funding.

Ken asked about windows and doors – will they be restored and not replaced? Yes, they will be restored. Is this a first installment of additional work that needs to be done later? Dana indicated that stripping and painting needs to be done, this will probably be Historical Society's contribution as this wouldn't be an appropriate use of CPA monies.

Walter asked if other historic buildings could be moved to this site? There is a possibility – there is a fair amount of land there, although there are wetlands on the property.

Andy pointed out importance of putting in appropriate contingencies-do the project correctly. Unspent money can always be returned to the CPC fund.

Minutes from 01/13/11 were approved as amended – all ayes.

Committee discussed projects with lapsing CPA appropriations. These projects include Exchange Hall Renovations, NARA Picnic Pavilion, Elm Street Playground and the Conant Nature Trail at Conant Elementary School.

Exchange Hall: Time is not running out as the project has started. If Mr. Berger proceeds with project, money can be dispersed when all conditions are met. Ken is still interested in a status update from Glen. Doré asked how long Glen Berger has to complete this project? Committee agreed that Glen Berger should come and present at a later date – once our deliberations for this cycle of applications is complete.

Regarding the recreation applications – Walter pointed out that Town Meeting voted to appropriate these funds before the Seideman v. Newton case. Should there be a third bullet on Town Counsel's memo with the option of spending the money?

Roland Bartl explained that Town Counsel advised against spending money after the Seideman ruling. Andy suggested that the applicants go back to the Board of Selectmen to get action on this. Pointed out that our (CPC) decision had already been made when we voted to recommend projects to Town Meeting – our deliberations are finished. Janet will notify BOS, Andy will notify Principal at Conant, Betsy will notify Recreation re: NARA, Corrina will notify Recreation re: Elm St. Playground.

Meeting was adjourned at 8:50 PM

Documents Discussed and Attached

Meeting Agenda for January 20, 2011

Draft Meeting Minutes from January 13, 2011 CPC meeting

Memo from Town Counsel re: Project eligibility; dated January 3, 2011

Conference Room Reservation Meetings for 2011

Memo from Town Counsel: Acton/CPA – Recommendations for Projects with Lapsing CPA Appropriations

Application – Acton Historical Society – Hosmer House

Next Meeting: January 27, 2011 7:30PM

Respectfully Submitted: Corrina Roman-Kreuze, Clerk